

S-11-2009
West Valley Crown Subdivision
2560 West 3360 South
R-1-4 Zone
10 Lots

BACKGROUND

Mr Larry Forkner, representing Utah Housing, and acting as an approved agent for West Valley Crown LLC, is requesting preliminary and final plat approval for the West Valley Crown Subdivision. The purpose for the subdivision is to create individual lots for the existing single family dwellings approved as part of the Westland Cove development.

STAFF/AGENCY CONCERNS:

The development site has existed for nearly 12 years. All public improvements were installed during the construction phase of the original project. Therefore, there are no staff and agency concerns.

ISSUES:

The subject property was approved as a single family detached housing development in 1998. Although housing units are separate from each other, they were approved as a single project having one owner.

As owner of the housing units, West Valley Crown LLC would like to subdivide the property in order to create individual lots. When this project was initiated, it was part of a 15 year lease-to-own housing program. In order to provide the ownership options associated with this program, the property needs to be subdivided into 10 individual lots.

When staff initially reviewed West Valley Crown's proposal, the zoning and lot width requirements could not be met. As a result, Mr. Forkner petitioned and received approval from the Planning Commission and City Council to rezone the property from the R-2-6.5 zone to the R-1-4 zone. The applicant also submitted a variance application to the Board of Adjustment who granted a number of frontage variances so that the subdivision of property could move forward.

Access to the subdivision will be gained from 3360 South and from Evening Dove Circle. Both of these streets were improved to City standards when the Westland Cove development was approved in the late 90's. The Engineering Division will recommend that survey monuments be placed in the street and that all property corners be set as part of the new subdivision.

STAFF ALTERNATIVES:

- A. Approval of the West Valley Crown Subdivision subject to a resolution of any staff and agency comments.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Kelly Peterson
Utah Housing

Neutral:

Resident
Did not provide name

Discussion: Steve Lehman presented the application. Commissioner Conder asked how many current residents have expressed interest in purchasing their home. Kelly Peterson, representing the applicant, stated that Utah Housing will notify residents of this option three years prior to the available purchase date. Interested residents will then have time to get their credit in order and other financial planning. These residents will be reminded 2 years prior and will be required to attend a meeting 1 year prior to eligible purchase date. Commissioner Conder asked what kind of equity would be provided to interested homeowners. Mr. Peterson replied that the IRS utilized a specific formula and determined the purchase price of the homes in 2014 will range from \$80,000-\$90,000. Residents are required to have lived at the home for 15 years and must remain an additional 15 years to get 100% of the equity they paid for in rent.

A neighbor to the property stated that she was concerned about additional homes being added but understands that this isn't the case. She stated that she lives between the freeway, 3100 south, and Trax and is concerned with exiting her neighborhood when everything is complete. Steve Lehman replied that he will look this information up and provide her with answers after the hearing.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to the resolution of staff and agency comments.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous –S-11-2009 – Approved